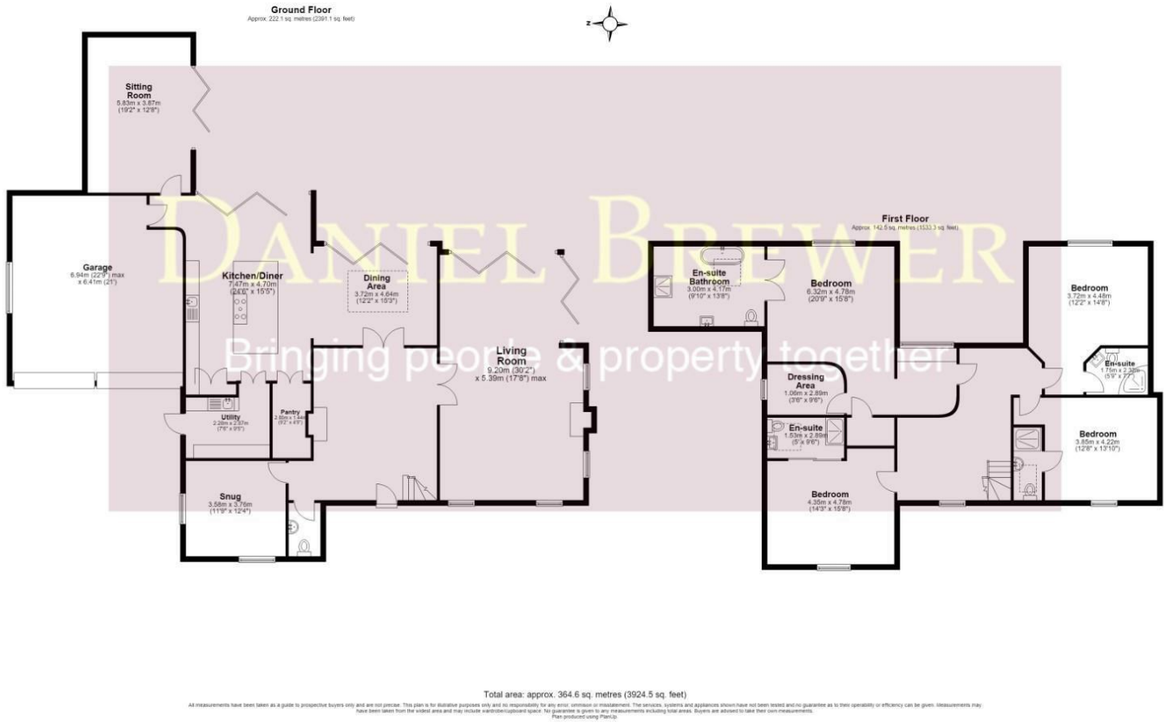
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DANIEL BREWER
Bringing people & property together









Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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MANOR WOOD, THAXTED ROAD, WIMBISH, ESSEX, CB10 2UT

OFFERS OVER £1,600,000











MANOR WOOD
THAXTED ROAD
WIMBISH
ESSEX
CB10 2UT



****Part Exchange Considered***This exclusive gated development of four newly built country homes is nestled in the peaceful village of Wimbish, surrounded by a mature woodland setting. Finished to an exceptional standard throughout, each home showcases bespoke craftsmanship, premium fixtures and luxury integrated appliances. This four-bedroom detached country home boasts approximately 3,900 square feet of beautifully designed accommodation, offering an exceptional balance of space, style, and functionality for modern family living. Designed for contemporary lifestyles, the property features spacious, light-filled interiors that seamlessly blend open-plan living with timeless architectural character. Large windows flood the home with natural light, creating bright, welcoming spaces ideal for both everyday family life and entertaining. Outside, the property enjoys beautifully landscaped gardens with provisions for an outdoor kitchen, perfect for al fresco dining and social gatherings. Additional features include a double garage with an electric vehicle charging point, generous driveway parking, and the privacy and security of an exclusive gated community.*







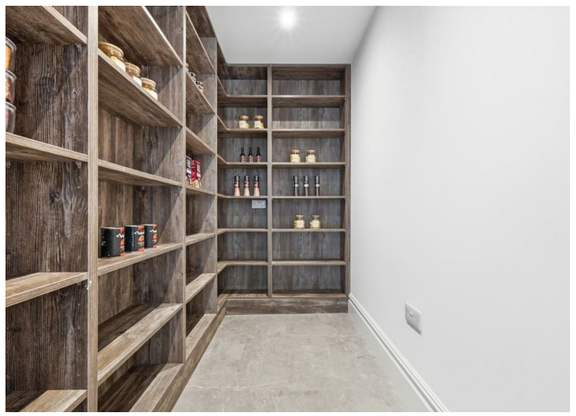












Bedroom Four
13'10" x 12'8" (4.22m x 3.86m)
Double glazed window to front aspect, vaulted ceiling with exposed timbers, Amtico flooring with underfloor heating, power points, data point, door to.

En-Suite
Velux window to front aspect, enclosed shower with rainfall head & shower attachment, wash hand basin with vanity unit below, concealed cistern W.C, Amtico flooring with underfloor heating, inset spotlights, extractor fan.

Double Garage With Driveway Parking
To the side of the property is a double garage with two electric roller shutter doors, double glazed window to side aspect, power, lighting, door to kitchen/dining room. To the front of the garage is driveway parking for several vehicles.

Landscaped Gardens
To the rear of the property is a wraparound resin patio, leading onto the remainder of the lawn, which is bordered by a variety of mature hedging. A resin pathway extends to a further resin patio area, where provisions have been made for an outdoor kitchen (subject to agreement with the developer).

To the front of the property is a lawned garden with a dwarf brick wall and newly planted trees. A resin pathway leads to the storm porch and side access. An additional lawned garden is situated to the side of the garage and is enclosed by estate fencing, complemented by newly planted shrubs.

- Exclusive Gated Development Of Just Four Newly Built Country Homes
- Four Bedroom Detached Country Home Offering Approximately 3,900 Sq. Ft. Of Beautifully Appointed Accommodation
- Finished To An Exceptional Specification With Bespoke Craftsmanship, Luxury Integrated Appliances And Premium-Quality Fixtures And Fittings Throughout
- Spacious Open-Plan Living Areas Designed For Modern Family Lifestyles, Seamlessly Blending Contemporary Luxury With Timeless Country Living
- Large Windows Providing An Abundance Of Natural Light Throughout The Home
- Beautifully Landscaped Private Gardens With A Provisions For An Outdoor Kitchen, Ideal For Entertaining
- Double Garage With Electric Vehicle Charging Point And Generous Driveway Parking
- Four Luxurious En-Suites, Vaulted Ceilings And Fitted Wardrobes To The First Floor
- Two Reception Rooms With Bi-Folding Doors & A Dual Aspect Study
- Kitchen/Dining Room With Hidden Pantry & Utility Room

Entrance Hall
Accessed via a storm porch with sold Oak front door:- Amtico flooring with underfloor heating, feature brick fireplace with stone surround, inset spotlights, power points, stairs rising to the first floor landing, double doors to kitchen/dining room, double doors to living room, door to study, door to cloakroom.

Cloakroom
Concealed cistern W.C, wash hand basin with vanity unit below, Amtico flooring with underfloor heating, inset spotlights, extractor fan, shelving.

Living Room
30'2" x 17'8" (9.20m x 5.39m)
Double glazed windows to multiple aspects, feature red brick fireplace with stone surround & inset wood burning stove, Amtico flooring with underfloor heating, inset spotlight, power points, data point, two sets of Aluminium bi-folding doors leading to the rear garden.

Snug
12'4" x 11'8" (3.76m x 3.58m)
Double glazed windows to multiple aspects, Amtico flooring with underfloor heating, inset spotlights, power points, data point.

Kitchen/Dining Room
30'7" x 24'6" (9.34m x 7.47m)
Double glazed window to side aspect, two sets of Aluminium bi-folding doors leading to the rear garden, roof lantern over dining area, base and eye level units with Granite working surfaces over & full height splashbacks, complimentary island with Granite working surface & breakfast bar area, full height storage units, two inset Neff ovens, Neff warming drawer, inset microwave, inset induction hob with downdraft extractor, inset Butler sink with mixer taps, space for American style fridge/freezer, pull out bin store, walk in pantry with shelving & lighting, Amtico flooring with underfloor heating, inset spotlights,, power points, data point, door to.

Utility Room
9'4" x 7'5" (2.87 x 2.28)
Base and eye level units with Granite working surfaces over, inset sink with mixer taps, space for washing machine, space for tumble dryer, inset spotlights, power points, extractor fan, Amtico flooring with underfloor heating, partly glazed single door to side aspect.

Sitting Room
19'1" x 12'8" (5.83m x 3.87m)
Aluminium Bi-folding doors leading to the rear garden, Amtico flooring with underfloor heating, inset spotlights, data point, power points.







Galleried Landing
Double glazed windows to front aspect, Amtico flooring, inset spotlights, power points, door to.

Principal Bedroom
20'8" x 15'8" (6.32 x 4.78)
Double glazed windows to rear aspect, vaulted ceiling with exposed timbers, Amtico flooring with underfloor heating, inset spotlights, data point, power points, double doors to en-suite, door to.

Dressing Room
9'5" x 3'5" (2.89 x 1.06)
Double glazed opaque window to side aspect, Amtico flooring with underfloor heating, built-in base level storage cupboards, hanging rail, inset spotlights, power points.

En-Suite
Velux window to rear aspect, enclosed shower with rainfall head & additional attachment, freestanding bath with mixer tap, concealed cistern W.C, wash hand basin with vanity unit below, additional built in vanity cupboards, inset s[spotlights, extractor fan.

Bedroom Two
15'8" x 14'3" (4.78m x 4.35m)
Double glazed window to front aspect, vaulted ceiling with exposed timbers, fitted wardrobes & drawers, Amtico flooring with underfloor heating, data point, power points, door to.

En-Suite
Enclosed shower with rainfall head & additional attachment, wash hand basin with vanity unit below, concealed cistern W.C, Amtico flooring with underfloor heating, inset spotlights, extractor fan.

Bedroom Three
14'8" x 12'2" (4.48 x 3.72m)
Double glazed window to rear aspect, vaulted ceiling with exposed timbers, Amtico flooring with underfloor heating, power points, data point, door to.

En-Suite
Enclosed shower with rainfall head & shower attachment, wash hand basin with vanity unit below, concealed cistern W.C, fitted shelving, Amtico flooring with underfloor heating, inset spotlights, extractor fan.

